



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 01:58:41
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Assessment Data					Primary Image																																																																																																																				
Account 660005011 Parcel ID 000000-00-0-00468-012-0004 Cadastral ID 06-21-15-02300 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 326800 AL-KAZAZ, GAHLIB TRUST PO BOX 471352 TULSA OK 74147-0000 Parcel Location Situs 12025 N 194TH E AVE Subdivision LOOKING GLASS ESTATE Lot/Block 0004 / 0012 Parcel Size 1 - Lots Sec/Twn/Rng 6 / 21 / 15 / 5 Neighborhood 1014 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
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Lot Data	Square-Foot - NBHD 1014 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.3476	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	15,143.00 x 1.84 = 27,815	
Factor Value		
Adjustments	1.0000	
Lot Value	27,815	

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	1.5 - Low
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	50% Rustic Log 50% Frame, Siding, Wood
Base/Total Area	1,274 / 1,694
Style	100% 1 1/2 Story Finished
HVAC	100% Wall Furnace
Roof Cover	1 Composition Shingle
Area on Slab	1,274
Fixture/RghIn	7 /
Bed/F/H Bath	2 / 1.5 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1986 / 40



\\tsclient\C\Users\Randy Necessary\Pictures\101_0422\IMG_0032. 4/26/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	101,314	59.81	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	77,309		
Lot Value	27,815		
Indicated Value	105,124	62.06	Per SqFt
Agland Value			
Site Improvements	6,336		
Total Value	111,460	65.80	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	73.96	Total Misc Impr	+	15,320			
Roofing Adj	+ 2.84	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	=	154,618			
Heat/Cool Adj	+ 0.73	Depreciation (50%)	-	77,309			
Plumbing Adj	+ 4.70	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	77,309			
Adj Base Cost	= 82.23	Lot Value	+	27,815			
Total Area	x 1,694	Indicated Value	=	105,124			
Adjusted Cost	= 139,298	Value Per SqFt		62.06			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	12729	49x8		392	19.54		7,660
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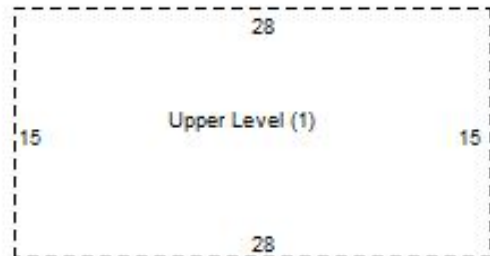
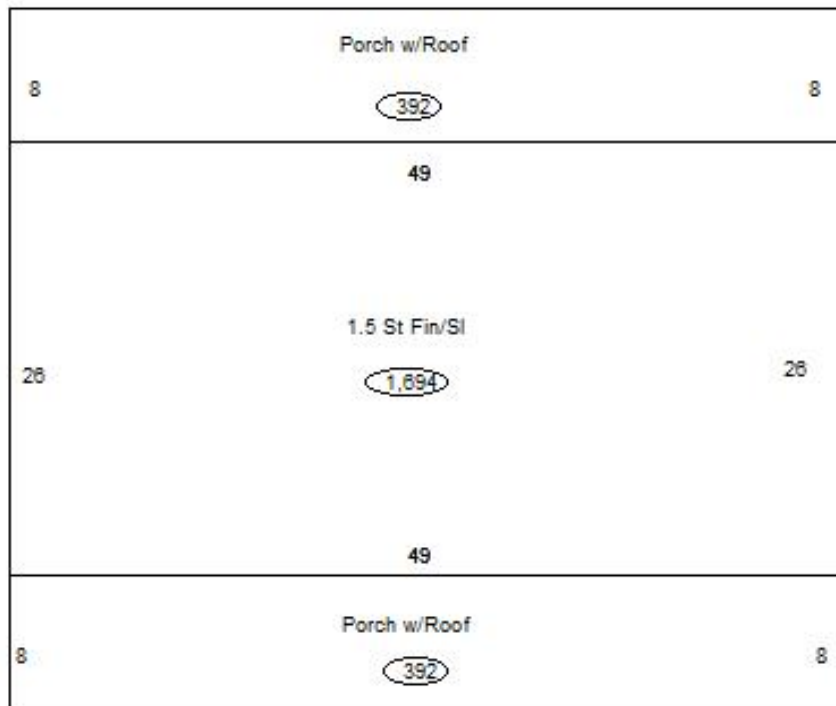
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,274	1.330	1,694
2	M	PRCH		13	SLBC	392	1.000	392
3	M	PRCH		13	SLBC	392	1.000	392
4	U	^UL		13	Upper Level (1)	420	1.000	420
Total Building Area						1,274		1,694



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			720
	Qual 2	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (45% Phys/ % Func)		RCNLD
Base Cost (16.00 x 720)		11,520	11,520	5,184		6,336